

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or  
locality and postcode

7 Joseph Court, Red Cliffs VIC 3496

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$135,000

### Median sale price

Median price

\$137,500

Property type

Land

Suburb

Red Cliffs

Period - From

1 Dec 2022

to

30 Nov 2023

Source

Corelogic

### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 10 Cook Drive, Red Cliffs VIC 3496	\$140,000	24/05/2023
2 35 Heath Street, Red Cliffs VIC 3496	\$150,000	09/06/2023
3 Lot 4 Ambassador Estate Ext, Red Cliffs VIC 3496	\$145,000	25/10/2022

This Statement of Information was prepared on:

15 December 2023